

169.0

0008

0003.C

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel  
722,100 / 722,100

USE VALUE:

722,100 / 722,100

ASSESSED:

722,100 / 722,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
36		VALENTINE RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: LAI PHILIP K/JOY M	
Owner 2:	
Owner 3:	

Street 1: 36 VALENTINE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: LILLIE MICHAEL W -

Owner 2: LILLIE KATE -

Street 1: 36 VALENTINE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 3,626 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 1740 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3626		Sq. Ft.	Site		0	70.	1.46	7									370,146						370,100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		3626.000	352,000		370,100	722,100			112247
									GIS Ref
									GIS Ref
									Insp Date
									07/24/18
									07/24/18

**PREVIOUS ASSESSMENT**

Parcel ID								
169.0-0008-0003.C								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	352,000	0	3,626.	370,100	722,100	722,100 Year End Roll
2019	101	FV	277,600	0	3,626.	370,100	647,700	647,700 Year End Roll
2018	101	FV	277,600	0	3,626.	312,000	589,600	589,600 Year End Roll
2017	101	FV	277,600	0	3,626.	285,500	563,100	563,100 Year End Roll
2016	101	FV	277,600	0	3,626.	243,200	520,800	520,800 Year End
2015	101	FV	261,000	0	3,626.	211,500	472,500	472,500 Year End Roll
2014	101	FV	261,000	0	3,626.	195,600	456,600	456,600 Year End Roll
2013	101	FV	256,300	0	3,626.	186,100	442,400	442,400

**SALES INFORMATION**

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
LILLIE MICHAEL	49474-509		5/21/2007		472,000	No	No					
LILLIE MICHAEL	44771-245		3/9/2005	Family		1	No	No				
MAGLIOZZI LOUIS	35869-484		7/11/2002		393,000	No	No	N				
	9179-43		1/1/1901									

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2013	839	Redo Kit	41,500					
4/9/2009	215	Re-Roof						
4/20/2005	259	Wood Dec	3,000	C		G6	GR FY06	12x20 deck
9/15/2004	866	Manual	5,000	C		G6	GR FY06	new steps and slab
6/1/2004	441	Manual	15,000	C		G6	GR FY06	winterize existing
5/5/2003	323	Dormers	2,150	C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
4/10/2014	Measured	PC	PHIL C
7/12/2013	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
12/2/2008	Measured	355	PATRIOT
7/28/2007	MLS	HC	Helen Chinal
10/28/2005	Permit Visit	BR	B Rossignol
1/19/2005	Info Fm Prmt	BR	B Rossignol
10/30/2002	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>								
Type:	5 - Cape				Full Bath		2	Rating:		Very Good																
Sty Ht:	1T - 1 & 3/4 Sty				A Bath:		Rating:																			
(Liv) Units:	1			3/4 Bath:		Rating:																				
Foundation:	1 - Concrete				A 3QBth:		Rating:																			
Frame:	1 - Wood				1/2 Bath:		Rating:																			
Prime Wall:	1 - Wood Shingle				A HBth:		Rating:																			
Sec Wall:					OthrFix:		Rating:																			
Roof Struct:	1 - Gable				<b>OTHER FEATURES</b>																					
Roof Cover:	1 - Asphalt Shgl				Kits:	1	Rating:		Very Good																	
Color:	YELLOW				A Kits:	Rating:																				
View / Desir:					Fpl:	1	Rating:		Good																	
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:																			
Grade:	B- - Good (-)				<b>CONDOS INFORMATION</b>																					
Year Blt:	1950			Location:																						
Alt LUC:			Total Units:																							
Jurisdct:	G14		Floor:																							
Const Mod:			% Own:																							
Lump Sum Adj:			Name:																							
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD		Phys Cond:		GD - Good		18.		%																	
Prim Int Wall:	2	- Plaster		Functional:																						
Sec Int Wall:			Economic:																							
Partition:	T - Typical		Special:																							
Prim Floors:	3	- Hardwood		Override:																						
Sec Floors:			Total:		18.6		%																			
Bsmnt Flr:	5	- Lino/Vinyl		<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>																
Subfloor:			Basic \$ / SQ:		105.00																					
Bsmnt Gar:	1			Size Adj.:		1.33359373																				
Electric:	3	- Typical		Const Adj.:		0.98980004																				
Insulation:	2	- Typical		Adj \$ / SQ:		138.599																				
Int vs Ext:	S			Other Features:		101750																				
Heat Fuel:	1	- Oil		Grade Factor:		1.21																				
Heat Type:	3	- Forced H/W		NBHD Inf:		1.00000000																				
# Heat Sys:	1			NBHD Mod:																						
% Heated:	100			LUC Factor:		1.00																				
Solar HW:	NO	Central Vac:		Adj Total:		432386																				
% Com Wall:			% Sprinkled:		Depreciation:		80424																			
MOBILE HOME						Make:				Serial #:				Year:				Color:								
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b>						169.0-0008-0003.C								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
More: N						Total Yard Items:						Total Special Features:						Total:								


